157.0	0003	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	876,100	/	876,100
USE VALUE:	876,100	/	876,100
ASSESSED:	876,100	/	876,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANCHEGO JOSE LUIS
Owner 2:	BOULTON-MANCHEGO CLARE E
Owner 3:	
Street 1:	86 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERIC JUSUF/ENVERA -
Owner 2:	-
Street 1:	86 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2603 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	445,600		430,500	876,100
Total Card	0.149	445,600		430,500	876,100
Total Parcel	0.149	445,600		430,500	876,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.60 | /Parcel: 336.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104522
GIS Ref	
GIS Ref	
Insp Date	08/09/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0015.A

!12294!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,600	0	6,500.	430,500	876,100	876,100	Year End Roll	12/18/2019
2019	101	FV	347,000	0	6,500.	430,500	777,500	777,500	Year End Roll	1/3/2019
2018	101	FV	347,000	0	6,500.	362,900	709,900	709,900	Year End Roll	12/20/2017
2017	101	FV	347,000	0	6,500.	332,100	679,100	679,100	Year End Roll	1/3/2017
2016	101	FV	324,600	0	6,500.	282,900	607,500	607,500	Year End	1/4/2016
2015	101	FV	301,000	0	6,500.	246,000	547,000	547,000	Year End Roll	12/11/2014
2014	101	FV	301,000	0	6,500.	227,600	528,600	528,600	Year End Roll	12/16/2013
2013	101	FV	301,000	0	6,500.	216,500	517,500	517,500		12/13/2012

PRINT

Date	Time
12/11/20	02:23:38

LAST REV

Date	Time
09/20/17	09:02:59

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERIC JUSUF/ENV	54604-346		4/28/2010		525,900	No	No		
TSAI JIU OU & M	35542-329		5/28/2002		380,000	No	No		
	20069-116		9/1/1989		218,000	No	No		Y

USER DEFINED

Prior Id # 1:	104522
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2017	767	Solar Pa	8,936	C				
8/11/2015	1120	Renovate	145,115		8/11/2015			Remodel 2nd fl. De
3/18/2014	213	Redo Kit	16,410					

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2016	Meas/Inspect	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
6/10/2014	Info Fm Prmt	PC	PHIL C
8/5/2002	MLS	MM	Mary M
11/29/1999	Meas/Inspect	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	430,498	Spl Credit		Total:	430,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18713927
Const Adj.:	0.99989998
Adj $ / SQ:	124.637
Other Features:	151413
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467095
Depreciation:	21486
Depreciated Total:	445609

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 3				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

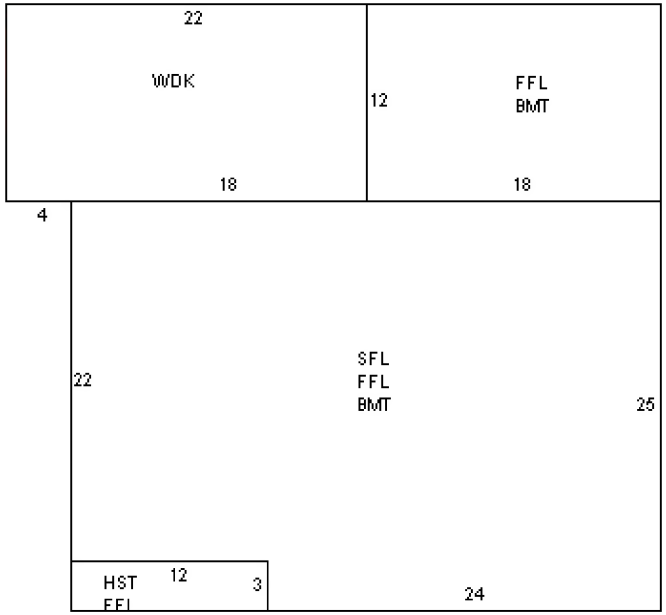
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	124.64
Special Features:	0	Val/Su Net:	135.07
Final Total:	445600	Val/Su SzAd	227.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	124.640	139,095
BMT	Basement	1,080	64.310	69,458
SFL	Second Floor	821	124.640	102,302
WDK	Deck	264	9.790	2,584
HST	Half Story	18	124.640	2,243

Net Sketched Area:	3,299			Total:	315,682
Size Ad	1954.7999	Gross Are	3360	FinArea	2603

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0003-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: